

DGS PROJECTS-FRF

Total Project Cost

Capital Improvements:

Office Consolidation Project

\$75,000,000

Office landscaping improvements and tenant relocations to meet new space occupancy requirements. Project to include construction modifications to accommodate new system components.

IMPACT: *Assists in densification of state offices into state-owned buildings to reduce and/or eliminate the cost of leased space. This project will impact approximately 13,500 employees across the State of Tennessee.*

Andrew Jackson Building Renovations

\$ 6,740,000

Upgrade finishes to common areas, breakrooms, restrooms, elevator lobbies and FA office.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Andrew Jackson Building houses the following agencies: Revenue, Treasury, DIDD, Print Services, Children's Services, Human Services, Commission of Aging, Health Services & Development Agency, Corrections Institute, and the Department of General Services Management with 964 occupants.*

Rachel Jackson Building Renovations

\$ 2,200,000

Upgrade finishes to common areas, breakrooms, restrooms and elevator lobbies.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Rachel Jackson Building houses the following agencies: Correction, Legislative and Human Services Snack Bar with 196 occupants.*

Andrew Johnson Building Renovations

\$ 4,000,000

Renovate interior finishes, lobbies and restrooms.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Andrew Johnson Building houses the following agencies: Department of Education, Commerce & Insurance, Department of Health, Mental Health, Children & Youth, Human Rights Commission, Human Services Snack Bar, General Services Building Management and Labor and Workforce Development with 527 occupants.*

James K. Polk Building Renovations

\$ 1,800,000

Interior renovation to include restrooms and elevator lobbies.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity.*

The James K. Polk Building houses the following agencies:

Department of Transportation, State Museum, Tennessee Performing Arts, Comptroller and Human Resources with 1757 occupants.

W. R. Snodgrass TN Tower Building Renovations

\$10,650,000

Renovate elevator lobbies and restrooms to include floor drains.

Also includes ceiling tiles, flooring, carpet and paint.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity.*

The W. R. Snodgrass TN Tower houses the following agencies:

Finance and Administration, General Services, Secretary of State, Economic & community Development, Capitol Hoteling, Safety and Homeland Security, Tourist Development, Alcoholic Beverage Commission, The Office of the First Lady, TennCare and Commerce & Insurance with 1074 occupants(1041 full time and 33 part time).

Davy Crockett Building Renovations\$ 1,000,000

Renovation of the remaining 4 floors to complete the Tower is in progress.

Work shall include core finish upgrades to support the renovation.

IMPACT: *Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity.*

The Davy Crockett Building houses the Department of Commerce & Insurance, Human Services and the Department of General Services with 352 occupants.

Total Capital Improvements – DGS**\$101,390,000**

Capital Maintenance:

John Sevier Building Fire Alarm Replacement

\$ 270,000

Fire Alarm System replacement to include full compliance with current fire code. Project includes repairs to restore any affected finishes for historic building. Panels, circuit boards and devices are obsolete. It is difficult to obtain parts for repair and the system is unreliable.

***IMPACT:** Improved Fire Alarm System coverage and reliability (life safety). The John Sevier Building houses the Attorney General, Safety – Capitol Police, and Human Services Snack Bar with 162 occupants*

Andrew Jackson Building Fire Alarm Replacement

\$ 1,250,000

Replace Fire Alarm System. Existing notification devices do not meet current ADA requirements. Project to address lack of proper coverage, synchronization of strobes within the same room, and proper mounting heights and spacings.

***IMPACT:** Improved Fire Alarm System coverage and reliability, (life safety). The Andrew Jackson Building houses the following agencies: Revenue, Treasury, DIDD, Print Services, Children's Services, Human Services, Commission of Aging, Health Services & Development Agency, Corrections Institute and the Department of General Services Management, with 964 occupants.*

Rachel Jackson Elevator Modernization

\$ 770,000

Modernization of 4 elevators including relays, system, and finishes. Install hoistway limit switches and leveling devices with AC motor power unit. Install hoist ropes, rope grippers, new car and hall pushbutton stations, hall position indicators, car position indicator, fire service features, and ADA phone.

***IMPACT:** Upgrade the mechanical systems, controls and finishes. Modernization of the elevators will minimize entrapments and service calls. The Rachel Jackson Building houses the following agencies: Department of Correction, Legislative and Human Services Snack Bar with 196 occupants*

Chattanooga State Office Bldg. Elevator Modernization

\$ 540,000

Modernization of 3 elevators in the older portion of the building to include relays, system and finishes.

***IMPACT:** Upgrade the mechanical systems, controls and finishes. Modernization of the elevators will minimize entrapments and service calls. The Chattanooga State Office Building houses the following agencies: Department of Health, Board of Probation & Parole, TDEC, Human Services, Department of Revenue, Department of General Services, Children's Services, Labor & Workforce Development, Alcoholic Beverage Commission, TBI, F & A, Supreme Court, Veterans Affairs and the Attorney General with 332 occupants.*

West TN Regional Health Office Elevator Modernization

\$ 260,000

Modernization of 2 elevators to include relays, system, and finishes. Existing elevators are in need of new hydraulic rams.

IMPACT: Upgrade the mechanical systems, controls and finishes. Modernization of the elevators will minimize entrapments and service calls. This is a public access facility with medical & dental clinic space as well as laboratory testing areas. The West TN Regional Health Office houses the Department of Health with 62 occupants.

Andrew Johnson Bldg. Roof Replacement

\$ 870,000

Remove and replace existing roof, which is 20 years old and has many leaks.

IMPACT: Roof replacement will prevent water intrusion, deterioration, and associated resulting air quality issues within the building. The Andrew Johnson Building houses the following agencies: Department of Education, Commerce & Insurance, Department of Health, Mental Health, Children & Youth, Human Rights Commission, Human Services Snack Bar, General Services Building Management and Labor and Workforce Development with 527 occupants.

W. R. Snodgrass TN Tower Elevator Cab Updates

\$ 310,000

Refurbish 10 elevator cabs to include new energy efficient LED lighting.

IMPACT: Upgrade worn finishes for improved appearance and durability with improved energy efficient lighting. The W. R. Snodgrass TN Tower houses the following agencies: Finance and Administration, General Services, Secretary of State, Economic & Community Development, Capitol Hoteling, Safety and Homeland Security, Tourist Development, Alcoholic Beverage Commission, The Office of the First Lady, TennCare and Commerce & Insurance with 1074 occupants(1041 full time and 33 part time).

R. S. Gass Laboratory Interior Renovations

\$ 2,450,000

Carpet, tile and paint including lobbies and restroom fixtures and finishes. The renovation includes ADA upgrades.

IMPACT: Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The R. S. Gass Laboratory houses the Department of Health and the Department of General Services with 287 occupants.

TPS Hardison Complex Flooring Updates

\$ 440,000

Interior finishes including carpet, tile and painting.

IMPACT: The carpet is threadbare with trip hazards. Improved workplace environment for increased morale, productivity, and safety. The TPS Hardison Complex houses the Department of Education with 34 occupants.

Nashville Express Drivers' License Station Interior Renovations \$ 110,000
Paint, tile, carpet and restroom renovations.

***IMPACT:** Improved workplace environment for increased morale and productivity. Upgrades to finishes which are worn and outdated and replacement of fixtures for improved control and efficiency. The Drivers' License Stations are high traffic facilities serving 70 – 100 citizens each day. The Nashville Express Drivers' License Station houses the Department of Safety with 17 occupants.*

R. S. Gass Drivers' License Station Interior Renovations \$ 100,000
Paint, tile, carpet and restroom renovations.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. All Drivers' License Stations are high traffic facilities serving 70 – 100 citizens each day. The R. S. Gass Drivers' License Station houses the Department of Safety with 11 occupants.*

John Sevier Building Interior Renovations \$ 250,000
Finishes for the 6th and 7th floors to include painting of the stairwells.

***IMPACT:** Upgrades to finishes which are worn and outdated. Improved workplace environment for increased morale and productivity. The John Sevier Building houses the Attorney General, Safety – Capitol Police and Human Services Snack Bar with 162 occupants*

Library and Archives Interior Renovation \$ 1,600,000
Renovate interior to include finishes, restrooms, fixtures and furniture.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Library and Archives is a public access with 12,000 visitors each year. The Library and Archives houses the Secretary of State's office with 90 employees.*

Ellington Campus Porter Lab Bldg. Interior Renovation \$ 1,150,000
Paint, tile, carpet and restroom renovations.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Ellington Campus Porter Lab houses the Department of Agriculture with 100 occupants.*

Ellington Campus Holeman Bldg. Interior Renovation

\$ 340,000

Paint, tile, carpet and restroom renovations.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Ellington Campus Holeman Building houses the Department of Agriculture with 37 occupants.*

Ellington Campus Jennings Bldg. Interior Renovation

\$ 140,000

Paint, tile, carpet and restroom renovations.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Ellington Campus Jennings Building houses the Department of Agriculture with 6 occupants.*

1000 Second Avenue Facility Renovations

\$ 730,000

Restrooms, interior finishes and lobbies.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. 1000 Second Avenue houses the Department of Human Services with 225 occupants and serves approximately 300 – 600 citizens each day.*

900 Second Avenue Facility Renovations

\$ 730,000

Restrooms, interior finishes and lobbies.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. 900 Second Avenue houses the Department of Children's Services with 240 occupants and serves approximately 30 – 50 citizens each day.*

Data Center North Security Upgrades\$ 1,200,000

Installation of a new security system at the North Data Center to establish security levels consistent with those at the State Data Center facility located in Smyrna. Work to include, but not limited to, perimeter access control, camera surveillance, badging and exterior site fencing.

IMPACT:

Establish improved security levels for the facility which houses the OIR division of Finance & Administration. The Office for Information Resources (OIR) provides direction, planning, resources, execution and coordination in managing the critical information systems needs of the State of Tennessee.

Sub-Total Capital Maintenance	- DGS	<u>\$14,930,000</u>
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Capital Maintenance – Middle TN Renovations;

Centennial Blvd. Surplus Warehouse Renovations

\$ 360,000

Includes interior finishes in all common spaces and restroom upgrades including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Centennial Blvd. Surplus Warehouse houses the Department of General Services with 18 occupants.*

Central Services Bldg. Interior Renovation

\$ 1,950,000

Includes interior finishes in all common spaces and restroom upgrades including finishes and fixtures. Common area finishes will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Central Services Building houses the Department of Health, Attorney General's Office, and the Department of General Services with 66 occupants. Public access areas include the Office of Vital Records with approximately 33,000 record requests, the State Employee Clinic serving approximately 9,000 encounters each year, and the Cafeteria and Vending areas.*

Citizen's Plaza Interior Renovation

\$ 5,000,000

Includes interior finishes in all common spaces and restroom upgrades including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Citizen's Plaza houses the following agencies: Human Services, Arts Commission, DHS Credit Union and Department of General Services with 577 occupants.*

Clarksville THP and Drivers' License Ctr. Renovation

\$ 140,000

Includes interior finishes in all common spaces and restroom upgrades including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Drivers' License Station serves 70–100 citizens per day. The Clarksville THP and Drivers' License Center*

houses the Department of Safety with 12 occupants

Cloverbottom Mansion Interior Renovation

\$ 250,000

Includes interior finishes in all common spaces and restroom upgrades including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of fixtures for improved control and efficiency. Improved workplace environment for improved morale and productivity. The Cloverbottom Mansion houses the TDEC – Historic Commission with 13 occupants.*

Columbia Drivers' License Testing Station Renovation

\$ 230,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Drivers' License Station serves 70 –100 citizens per day. The Columbia Drivers' License Testing Station houses the Department of Safety with 10 occupants.*

Ellington Auditorium Interior Renovation

\$ 180,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of fixtures for improved control and efficiency. Improved workplace environment for improved morale and productivity. Group meetings are held in the Ellington Auditorium for groups up to 100 people for both the general public and State employees. The Ellington Auditorium houses the Department of Agriculture with 0 occupants.*

Ellington Bruer Bldg. Interior Renovation

\$ 370,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of fixtures for improved control and efficiency. Improved workplace environment for improved morale and productivity. The Ellington Bruer Building houses the Forestry Division of the Department of Agriculture with 30 occupants.*

Ellington Administration (Moss) Bldg. Interior Renovation

\$ 440,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Ellington Administration Building houses the Department of Agriculture with 12 occupants.*

Ellington Museum Interior Renovation

\$ 220,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The Ellington Museum houses the Department of Agriculture with 3 occupants and is a public access facility.*

John Sevier Interior Renovation\$ 6,000,000

Includes interior finishes in all common spaces and restroom upgrade including finishes and fixtures. Common area finishes are worn, stained and outdated. Restroom fixtures will be updated and improved for energy efficiency.

***IMPACT:** Upgrades to finishes which are worn and outdated and replacement of restroom fixtures for improved control and efficiency. Improved workplace environment for increased morale and productivity. The John Sevier Building houses the Attorney General, Safety – Capitol Police and Human Services Snack Bar with 162 occupants.*

Sub-Total Capital Maint. – Middle TN Renovations**\$15,140,000**

Capital Maintenance - Energy Funds:

Fleming Training Center HVAC & EMS Upgrades

\$ 790,000

Upgrade HVAC & EMS systems within the facility to improve energy efficiency. The boiler and condensing unit for the original building date from 1972. Multi-zone HVAC system is obsolete. Project will also examine EMS upgrades to include lighting controls.

IMPACT:

The Fleming Training Center is the training site for TDEC water and wastewater certification. Hundreds of training sessions, special seminars, and conferences are held each year for 5,000 plus visitors to the facility. The Fleming Training Center houses TDEC and General Services with 14 occupants.

Fleming Training Center Window Replacement

\$ 60,000

Replace windows to improve facility water and air-tightness, sustainability and energy efficiency. Original windows are metal frame with no thermal break, single pane glass. Replace with tinted thermal glass.

IMPACT:

The Fleming Training Center is the training site for TDEC water and wastewater certification. Hundreds of training sessions, special seminars, and conferences are held each year for 5,000 plus visitors to the facility. The Fleming Training Center houses TDEC and General Services with 14 occupants.

Fleming Training Center Airlock Entry Vestibule Upgrade

\$ 20,000

Create an airlock at the facility entrance to improve energy efficiency. Infiltration of raw outside air problematic in the lobby area. This airlock will go on the interior and is not considered new construction work.

IMPACT:

The Fleming Training Center is the training site for TDEC water and wastewater certification. Hundreds of training sessions, special seminars, and conferences are held each year for 5,000 plus visitors to the facility. The Fleming Training Center houses TDEC and General Services with 14 occupants.

Environmental Assistance Center HVAC Assessment & Corrections (R.S. Gass Complex – Nashville Environmental Field Office)

\$ 40,000

Assess the existing HVAC & EMS systems within the facility and implement improvements for system efficiency. Agency wants to continue the LEED certification process for existing building. Need additional cooling and heating capability in atrium.

IMPACT:

This is a TDEC facility housing 8 regulatory divisions serving 13 surrounding counties. It is a public access facility for file reviews and meetings. Meetings and conferences are held for State employees and the public. This facility houses TDEC with 103 occupants.

**Environmental Assistance Center Entry Lobby & Atrium Renovation
(R.S. Gass Complex)**

\$ 120,000

Renovations to the front lobby atrium for energy conservation and sustainability. Poor HVAC design, storefront glass and large skylight make temperature control in Lobby difficult. This will replace the fan powered boxes with 4-pipe fan coil units and low return grilles. Security doors from the lobby to the work area are included.

IMPACT:

This is a TDEC facility housing 8 regulatory divisions serving 13 surrounding counties. It is a public access facility for file reviews and meetings. Meetings and conferences are held for State employees and the public. This facility houses TDEC with 103 occupants.

W. R. Snodgrass TN Tower Energy Conservation Measures

\$ 660,000

Continuous commissioning is an assessment of building use and of building systems, then optimization of the existing HVAC and lighting system for current use. Includes measurement and verification to tune and optimize the existing HVAC & EMS systems within the facility.

IMPACT:

The W. R. Snodgrass TN Tower houses the following agencies: Finance and Administration, General Services, Secretary of State, Economic & community Development, Capitol Hoteling, Safety and Homeland Security, Tourist Development, Alcoholic Beverage Commission, The Office of the First Lady, TennCare and Commerce & Insurance with 1074 occupants(1041 full time and 33 part time).

W. R. Snodgrass TN Tower Reflective Window Film

\$ 610,000

Installation of reflective window film to reduce solar radiant heat gain resulting in energy savings, improvement in occupant comfort and productivity from reduced glare. This project will include film for all sides of the building.

IMPACT:

The W. R. Snodgrass TN Tower houses the following agencies: Finance and Administration, General Services, Secretary of State, Economic & community Development, Capitol Hoteling, Safety and Homeland Security, Tourist Development, Alcoholic Beverage Commission, The Office of the First Lady, TennCare and Commerce & Insurance with 1074 occupants(1041 full time and 33 part time).

Mid-Cumberland Regional Health Office HVAC Upgrades

\$ 380,000

Replace closed circuit cooler and 15 water source heat pumps. Include ceiling and structural repair costs and hidden conditions.

IMPACT: *Replacement of non-functional HVAC units for improved energy efficiency and zoning control. Mid-Cumberland Regional Health Office houses the Department of Health with 76 occupants*

Citizen's Plaza Bldg. Window Glazing

\$ 250,000

Clean, caulk and glaze windows to ensure watertight & airtight seal.

***IMPACT:** Improve energy efficiency and prevent water intrusion and deterioration. The Citizen's Plaza houses the following agencies: Human Services, Arts Commission, DHS Credit Union and Department of General Services with 577 occupants.*

Rachel Jackson Bldg. Window Glazing\$ 190,000

Clean, caulk and glaze windows to ensure watertight seal.

***IMPACT:** Improve energy efficiency and prevent water intrusion and deterioration. The Rachel Jackson Building houses the following agencies: Correction, Legislative and Human Services Snack Bar with 196 occupants*

Sub-Total Capital Maintenance - Energy Funds**\$3,120,000**

DGS PROJECTS-NON FRF

Capital Outlay:

Bradley Co. Veterans Community Living Center \$23,220,000

Project to construct a new veteran's community living facility in Bradley County.

Capital Improvement Master Plan Phase 2

A continuation of the Statewide facilities Master Planning project. \$1,000,000

Total Capital Outlay – DGS Non FRF **\$24,220,000**

Capital Maintenance:

Signage Improvements \$500,000

Provide for various signage updates at State facilities.

Total Capital Maintenance - DGS Non FRF **\$500,000**